| 170.0 | 0007 | 0015.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,067,400 / 1,067,400 |
| | | | | | USE VALUE: | 1,067,400 / 1,067,400 |
| | | | | | ASSESSED: | 1,067,400 / 1,067,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 123 | | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CATERINO DANIEL/EVANGELINE B & | |
| Owner 2: | MCLAUGHLIN PAMELA A | |
| Owner 3: | | |
| Street 1: | 123 APPLETON ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02476 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CATERINO DANIEL/EVANGELINE B - |
| Owner 2: | - |
| Street 1: | 123 APPLETON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 9,324 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2891 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 9324.000 | 571,800 | 5,800 | 489,800 | 1,067,400 |
| Total Card | 0.214 | 571,800 | 5,800 | 489,800 | 1,067,400 |
| Total Parcel | 0.214 | 571,800 | 5,800 | 489,800 | 1,067,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.19 | /Parcel: 369.1

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 113120

**GIS Ref**

**GIS Ref**

**Insp Date** 06/25/18

!13185!

## PREVIOUS ASSESSMENT

Parcel ID 170.0-0007-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 571,900 | 5800 | 9,324. | 489,800 | 1,067,500 | 1,067,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 419,300 | 5900 | 9,324. | 489,800 | 915,000 | 915,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 419,300 | 5100 | 9,324. | 433,800 | 858,200 | 858,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 393,600 | 5100 | 9,324. | 363,900 | 762,600 | 762,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 393,600 | 5100 | 9,324. | 363,900 | 762,600 | 762,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 351,300 | 5100 | 9,324. | 314,900 | 671,300 | 671,300 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 351,300 | 5100 | 9,324. | 304,400 | 660,800 | 660,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 365,300 | 5100 | 9,324. | 289,700 | 660,100 | 660,100 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:10:31 |

**LAST REV**

| Date | Time |
|---|---|
| 08/08/18 | 11:15:32 |

apro

**PAT ACCT.** 13185

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CATERINO DANIEL | 67401-419 | | 6/9/2016 | Convenience | 99 | No | No | | |
| LU C. K. MARK | 49774-52 | | 7/13/2007 | | 645,000 | No | No | | |
| LU C. K. MARK | 48734-501 | | 12/27/2006 | Family | 1 | No | No | | |
| LU C. K. MARK | 48734-479 | | 12/27/2006 | Family | 1 | No | No | | |
| LU C. K. MARK | 36678-79 | | 10/10/2002 | Family | 1 | No | No | | |
| KNICERBOCKER AN | 34983-580 | | 3/6/2002 | Family | 1 | No | No | | |
| TACCINI MARION | 34546-608 | | 1/11/2002 | | 540,000 | No | No | | |
| | 11742-254 | | 9/23/1969 | | 25,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/22/2014 | 885 | Re-Roof | 7,500 | | | | | |
| 8/9/2007 | 681 | Manual | 2,900 | | | | | replace rails/pole |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/25/2018 | MEAS&NOTICE | CC | Chris C |
| 7/28/2014 | External Ins | PC | PHIL C |
| 12/15/2008 | Entry Denied | 336 | PATRIOT |
| 12/4/2008 | MLS | MM | Mary M |
| 5/22/2002 | MLS | HC | Helen Chinal |
| 11/3/2000 | Hearing Chag | 189 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/10/1999 | Entry Denied | 263 | PATRIOT |
| 7/22/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 113120 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 9324 | | Sq. Ft. | Site | | 0 | 70. | 0.75 | 8 | | | | | | | | | 489,804 | | | | | | 489,800 | |

Total AC/HA: 0.21405 | Total SF/SM: 9324 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 489,804 | Spl Credit | Total: 489,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.99848986 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 168.029 |
| Other Features: | 133500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 702436 |
| Depreciation: | 130653 |
| Depreciated Total: | 571783 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 5 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| 1 | 6 | 2 | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 12 | 5 | |

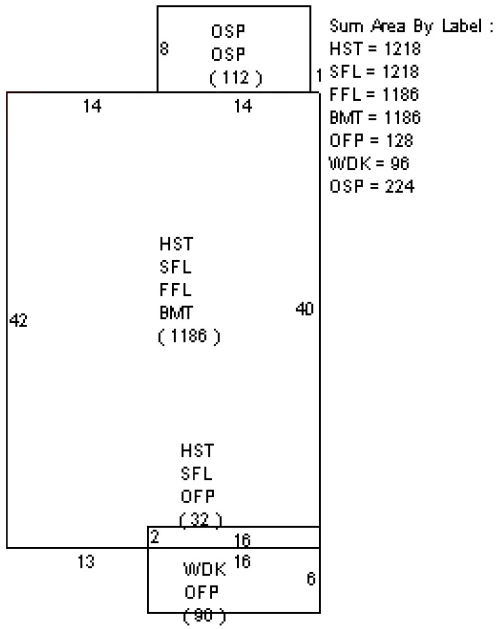
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 168.03 |
| Special Features: | 0 | Val/Su Net: | 123.05 |
| Final Total: | 571800 | Val/Su SzAd | 189.78 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,218 | 168.030 | 204,659 |
| BMT | Basement | 1,186 | 50.410 | 59,785 |
| FFL | First Floor | 1,186 | 168.030 | 199,282 |
| HST | Half Story | 609 | 154.590 | 94,143 |
| OSP | Screen Porch | 224 | 25.990 | 5,821 |
| OFP | Open Porch | 128 | 29.090 | 3,724 |
| WDK | Deck | 96 | 15.840 | 1,520 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,647 | | | Total: | 568,934 |
| Size Ad | 3013 | Gross Are | 5256 | FinArea | 2891 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 20 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 170.0-0007-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1916 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |
| 19 | Patio | D | Y | 1 | 15X15 | A | AV | 2000 | 3.92 | T | 15.2 | 104 | | | 700 | | | 700 |

| More: | N | Total Yard Items: | 5,800 | Total Special Featues: | | Total: | 5,800 |
|---|---|---|---|---|---|---|---|